

091.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

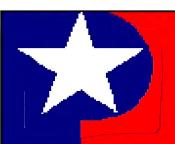
612,300 / 612,300

USE VALUE:

612,300 / 612,300

ASSESSED:

612,300 / 612,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
119		WOODSIDE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KHADKA APARNA/NEEM	
Owner 2:	
Owner 3:	
Street 1: 119 WOODSIDE LANE	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: LAKE MARIJA DANUTE -
	Owner 2: -
	Street 1: 119 WOODSIDE LANE
	Twn/City: ARLINGTON
	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1923, having primarily Wood Shingle Exterior and 1737 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS	LAKE MARIJA DAN	46669-275	12/15/2005		335,000	No	No
	EDGAR JOHN	34976-569	3/6/2002	Family	28,000	No	No
		12235-228	6/29/1972		28,000	No	N

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description	7/18/2018	1004	Insulate	5,168 C			
Z	R1	SINGLE FA	100	water			6/12/2012	736	Addition	43,000			20X20
o				Sewer									
n				Electri									
Census:				Exempt									
Flood Haz:													
D				Topo	1	Level							
s				Street									
t				Gas:									

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
101	One Family		4489	Price/Units	Sq. Ft.	Site			0	70.	1.24	5								388,269					388,300	

Total AC/HA: 0.10305

Total SF/SM: 4489

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

388,269

Spl Credit

Total:

388,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

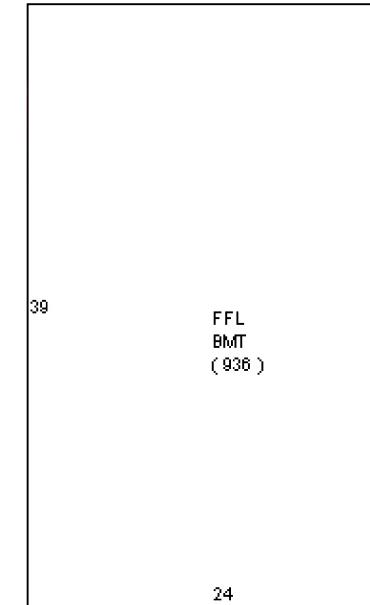
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	19 - Texture 111	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

OF=BMT SINK.

SKETCH

UnSketched SubAreas:
FAD, BMT: 400,

24

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1923
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 31%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99890012
Adj \$ / SQ:	134.852
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324250
Depreciation:	100517
Depreciated Total:	223732

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	134.85	
Special Features:	0	Val/Su Net:	83.72	
Final Total:	223700	Val/Su SzAd:	167.44	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X12	F	FR	1972	4.84	T	47	101			300		300	

PARCEL ID 091.0-0005-0005.0

Total: 300

Total Special Features: 300

Total Yard Items: 300

More: N

Total: 300

Total Special Features: 300

Total Yard Items: 300

More: N

Total: 300

Total Special Features: 300

Total Yard Items: 300

More: N

Total: 300

Total Special Features: 300

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More: N

Total: 300

Total Special Features: 300

Total Yard Items: 30